

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 18, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: April 4, 2016, Meeting Minutes

Motion: Approve the April 4, 2016, minutes.

Motion: Schmitz; Second: Hoover; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1603-DDP-07

Description: Riverview Hospital

Northeast Corner of US31 and SR32

Riverview Hospital by American Structurepoint, Inc. requests approval of Detailed Development Plan for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan and revisions made since the public hearing, as outlined in the Department report, and that the plans as presented comply.

Maue thanked the petitioner for responding to the comments from public hearing regarding the architecture.

Motion: Approve petition 1603-DDP-07 with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Horkay; Vote 8-0

Case No. 1604-PUD-05

Description: Northview Christian Life Church
Southeast Corner of 186th Street and Casey Road
Northview Christian Life Church, Inc. by Nelson & Frankenberger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the amendment, as outlined in the Department report.

Jon Dobosiewicz, on behalf of the petitioner, gave a brief presentation regarding the changes made to the plans.

Horkay noted the changes were made consistent with his comments.

Motion: Forward petition 1604-PUD-05 to the Council with a favorable recommendation.

Motion: R. Smith; Second; T. Smith; Vote: 8-0

Case No. 1604-DDP-15

Description: Northview Christian Life Church
Southeast Corner of 186th Street and Casey Road
Northview Christian Life Church, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-15 with the following conditions:

- Approval is contingent upon the Council's approval of 1604-PUD-04 (Council Ordinance No. 16-07); and
- All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: R. Smith; Second; Horkay; Vote: 8-0

Case No. 1604-DDP-09

Description: Oak Trace Kindergarten Expansion
16504 Oak Ridge Road
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-09 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Woodard; Second: Horkay; Vote: 8-0

Case No. 1604-DDP-10

Description: Washington Woods Kindergarten Expansion
17950 Grassy Branch
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: To approve petition 1604-DDP-09 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover; Second: T. Smith; Vote: 8-0

Case No. 1604-CPA-03

Description: Junction Sub-District Addendum
The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented an overview of the amendment to the Comprehensive Plan, as outlined in the Department report, and noted the amendment is eligible for the Plan Commission's approval and certification to the Council.

Maue inquired about the formatting of the amendment if adopted within the larger sub-district addendum.

Pohlman confirmed this amendment would be inserted as Chapter 2 of the previously approved sub-district addendum.

Motion: Approve the Comprehensive Plan amendment and certify it to the Council for adoption.

Motion: Horkay; Second: Woodard; Vote: 8-0

CONTINUED ITEMS

Case No. 1604-DDP-11 [CONTINUED]

Description: Westfield Business Centre
17001 Oak Ridge Road
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Case No. 1604-DDP-12 [CONTINUED]

Description: Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Case No. 1604-PUD-04 [CONTINUED]

Description: Indianapolis Hebrew Congregation
Northwest Corner of US31 and 161st Street
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest Corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

Hoover gave a report.

City Council Liaison

Horkay gave a report.

Board of Zoning Appeals Liaison

No report.

Economic and Community Development Department

No report.

ADJOURNMENT (7:23 pm)

Motion: Schmitz; Second: Smith; Vote: 8-0

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary